WARRANTY DEED

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

Karen Johnson Davidson County
Batch# 937018 DEEDWARR
11/02/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20221102-0118513

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Alyssa Lee Graham Johnson and Ethan Gary Johnson	New Owner	41-4-48
(NAME)	(NAME)	
1173 Hunters Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221934

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Janice E. Link, widowed** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alyssa Lee Graham Johnson and Ethan Gary Johnson, wife and husband** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 61 on the Plan of Dalemere, Section IV, as of record in Book 3300, page 45, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Charles E. Link and wife, Janice E. Link by Warranty Deed from Hendley and Whiteside Builders, Inc., dated July 30, 1963 and filed of record in Deed Book 3611, page 393, Register's Office for Davidson County, Tennessee. The said Charles E. Link having died on or about 08/21/2013, leaving the said Janice E. Link, the surviving tenant by the entirety and sole owner of said land.

Janice E. Link being one and the same as Janice Eileen Hart Link.

Power of Attorney recorded October 22, 2020 in Book 20201022-0123001, said Davidson County assigning Charles Edward Link, Jr as Power of Attorney for Janice Eileen Hart Link.

Unimproved ☐

This is improved ☒ property, known as 1173 Hunters Lane, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of October, 2022

Janice Eileen Hart Link

Janice Eileen Hart Link by Charles Edward Link, Jr., Attorney In Fact

By Charles Edward Link, Jr. Attorney - In - Fact

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Charles Edward Link Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janice Eileen Hart Link, and who acknowledged that he/she executed the same as the free act and deed of Janice Eileen Hart Link.

Witness my hand, at office, this 31st of October, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

Tennessee Certification of Electronic Document

I, Sharon Fernandez, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/31/22 (date of document).

Regina Sullo
Affiant Signature

11/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of November, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

